

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
S/S Glynowings Drive, 25' W of	
Glynock Place	* DEPUTY ZONING COMMISSIONER
(12300 Glynowings Drive, Unit 7R)	
4th Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 96-416-X
A & A Realty	
Petitioner	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 12300 Glynowings Drive, (Unit 7R thereof), located in the vicinity of St. Georges Station Road and the Western Maryland Railroad near Glyndon in Owings Mills. The Petition was filed by the owner of the property, A & A Realty, through Nick Angelozzi, Jr., General Partner, and the Contract Purchaser/Lessee, Tyrone Skinner, through their attorney, Sydney Friedman, Esquire. The Petitioners seek approval to use the subject property for an automotive service garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Tyrone Skinner, Contract Lessee, Geoffrey Schultz, Professional Engineer with McKee and Associates, who prepared the site plan for this property, and Sidney Friedman, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is improved with a strip shopping center comprised of a variety of automotive sales and service stores and a gymnastics center. The property is located at the corner of Glynowings Drive across from its intersection

ORDER RECEIVED FOR FILING

Date 6/17/96

By [Signature]

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with Glynock Place. The owner of the property has contracted to lease Unit 7R of the subject complex to the Contract Lessee who wishes to operate an automotive repair facility therein. Evidence presented indicated that the proposed facility will serve primarily the industrial uses and related activities in the surrounding industrial area. Due to the location of the property in the M.L.-I.M. zone, a special exception is necessary. Further testimony and evidence demonstrated that with the exception of the gymnastics center located on the site, all of the other automotive service stores operating within the subject complex obtained special exceptions.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes

4/17/96  
HBP


of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of June, 1996 that the Petition for Special Exception seeking approval to use the subject property (Unit 7R) for an automotive service garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no damaged or disabled vehicles or automotive parts stored outside of Unit 7R after work hours.
- 3) All service work performed on the premises shall be conducted within Unit 7R and must be in compliance with the terms and conditions of Section 253.2.B.3. of the B.C.Z.R.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 17, 1996

Sidney Friedman, Esquire  
Weinstock, Stevan, Harris & Friedman  
345 North Charles Street  
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION  
S/S Glynowings Drive, 25' W of Glynock Place  
(12300 Glynowings Drive, Unit 7R)  
4th Election District - 3rd Councilmanic District  
A & A Realty - Petitioner  
Case No. 96-416-X

Dear Mr. Friedman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Nick Angelozzi, Jr., A & A Realty  
62 Gwynn Mill Court, Owings Mills, Md. 21117

Mr. Tyrone Skinner, Skinner Auto Repairs  
12300 Glynowings Drive, Unit 6, Reisterstown, Md. 21136

Mr. Geoffrey Schultz, McKee & Associates, Inc.  
5 Shawan Road, Hunt Valley, Md. 21030

People's Counsel; Case File

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# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 12300 Glynowings Drive - Unit 7R

96-416-X

which is presently zoned ML-1M

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for use of the unit as a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

Tyrone Skinner

(Type or Print Name)

Tyrone R. Skinner

Signature Skinner Auto Repairs 526-6653  
12300 Glynowings Drive, Unit 6

Address

Reisterstown, Md 21136

City State Zipcode

Attorney for Petitioner

Sidney Friedman

(Type or Print Name)

Sidney Friedman

Signature Weinstock, Stevan, Harris & Friedman  
345 North Charles Street 727-6700

Address Phone No.

Baltimore, MD 21201

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

A&A Realty  
c/o Nick Angelozzi, Jr.

(Type or Print Name)

Nick Angelozzi, Jr.

Signature

(Type or Print Name)

Signature

62 Gwynn Mill Court

363-6650

Address

Phone No.

Owings Mills, MD 21117

City State Zipcode

Name, Address and phone number of representative to be contacted.

McKee & Associates, Inc. 527-1555

Name

5 Shawan Road, Hunt Valley, MD 21030

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL ☒ OTHER ☐

REVIEWED BY: [Signature]

DATE

4-23-96



Revised 9/5/95

MICROFILMED

# MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

April 15, 1996

96-416-X

412

## ZONING DESCRIPTION

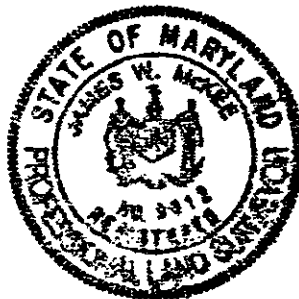
UNIT 7R - 12300 GLYNOWINGS DRIVE

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning at a point being 25 feet west of and 150 feet south of the south side of Glynowings Drive (70 foot right-of-way) at the intersection of Glynock Place extended (80 foot right-of-way); thence running east 48.17 feet, South 75.00 feet, West 48.17 feet, and North 75 feet to the place of beginning. Containing 3,613 square feet and being known as Unit 7R of the building located at 12300 Glynowings Drive.

file: wpwin/gcs/95122des



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**CERTIFICATE OF POSTING**

**ZONING DEPARTMENT OF BALTIMORE COUNTY** 96-1116-V  
Towson, Maryland

District 4th Date of Posting 5/11/96  
Posted for: Special Exception  
Petitioner: Att Realty & Typing Service  
Location of property: 12300 Glymesing Drive, Unit 7R, S/S  
Location of Sign: Facing road way on property being zoned  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 5/17/96  
Number of Signs: 1

**MICROFILMED**

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/9, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9, 1996.

*A. Jefferson*  
 THE JEFFERSONIAN  
 LEGAL AD. - TOWSON

MICROFILMED

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-416-X  
 (Item 412)  
 12300 Glynnwings Drive, Unit 7R  
 S/S Glynnwings Drive at point 25' W and 150' S Glynnwings Drive at intersection of Glynnwings Place  
 (extended) 80' right of way  
 4th Election District  
 3rd Councilmanic  
 Legal Owner(s)  
 A & A Realty  
 Contract Purchaser:  
 Tyron's Skinner  
 Special Exception for use of the unit as a service garage  
 Hearing: Monday, June 3, 1996 at 2:00 P.M. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
 Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please call 887-3359.  
 (2) For information concerning the file and/or Hearing, please call 887-3391.

5/1/96 May 9 1996



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

Item No.  
412

DATE 4-23-96 ACCOUNT R-001-6150  
96-416-X  
AMOUNT \$ 335.<sup>00</sup>

RECEIVED FROM: SKinner Auto Repairs (Tenant)  
#050 - Special Exception Filing Fee \$300.<sup>00</sup>  
#080 - Sign & Posting 35.<sup>00</sup>  
FOR: Unit 7R

Site # 12300 Blinow Rd Total \$ 335.<sup>00</sup>  
12300 Blinow Rd

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

TO: PUTUMENT PUBLISHING COMPANY  
May 9, 1996 Issue - Jeffersonian

Please forward billing to:

Sidney Friedman, Esq.  
Weinstock, Stevan, Harris & Friedman  
345 N. Charles Street  
Baltimore, MD 21201  
727-6700

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-416-X (Item 412)  
12300 Glynwings Drive, Unit 7R  
S/S Glynwings Drive at point 25' W and 150' S Glynwings Drive at intersection of Glynock Place (extended) 80' right of way  
4th Election District - 3rd Councilmanic  
Legal Owner(s): A & A Realty  
Contract Purchaser: Tyrone Skinner

Special Exception for use of the unit as a service garage.

HEARING: MONDAY, JUNE 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-416-X (Item 412)  
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Contract Purchaser: Tyrone Skinner

Special Exception for use of the unit as a service garage.

HEARING: MONDAY, JUNE 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: A & A Realty  
Tyrone Skinner  
Sidney Friedman, Esq.  
McKee & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

*cc: Tyrone T. Skinner*

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 28, 1996

Sidney Friedman, Esquire  
Weinstock, Stevan, Harris & Friedman  
345 North Charles Street  
Baltimore, MD 21201

RE: Item No.: 412  
Case No.: 96-416-X  
Petitioner: A & A Realty

Dear Mr. Friedman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp. The signature is fluid and cursive.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 04/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: A & A REALTY

Location: S/S GLYNOWINGS DR. AT A POINT 25' W OF AND 150' S OF GLYNOWINGS DR  
AT INTERSECTION OF GLYNOCK PL. (EXTENDED) 80' RIGHT-OF-WAY.  
(12300 GLYNOWINGS DR. UNIT 7R)

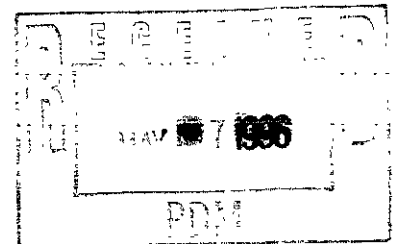
Item No.: 412 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

RECEIVED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

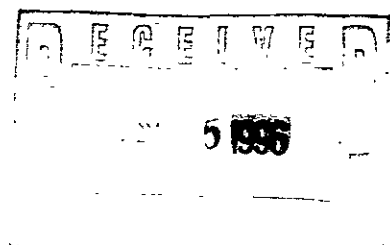
SUBJECT: Zoning Advisory Committee  
Meeting Date: May 6, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	410	420
	411	421
	412	422
	413	
	414	
	415	
	416	
	417	

RBS:sp

BRUCE2/DEPRM/TXTSBP



MICROFILMED

412

BALTIMORE COUNTY, MARYLAND

19

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: May 2, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 410-416 and 418-420 and 421 *9W-2*

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gay L. Kerns*

PK/JL

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

5-1-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 412 (JJS)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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# PETITION PROBLEMS

## **#410 — RT**

1. Notary section is incomplete/incorrect.

## **#412 — JJS**

1. No title for person signing for legal owner.

## **#415 — MJK**

1. Is a violation - should not be filed as "administrative".

## **#416 — JLL**

1. No telephone number for legal owner.
2. No councilmanic district on folder.

## **#418 — MJK**

1. No original signatures on petition form.

## **#419 — MJK**

1. No original signatures on petition form.

## **#420 — JJS**

1. No review information on bottom of petition form.

## **#422 — MJK**

1. Need title of person signing for legal owner.
2. Need authorization for person signing for legal owner.
3. Need telephone number for legal owner.
4. Need attorney's signature.

UNRECORDED

April 30, 1996

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R - O F F I C E   C O R R E S P O N D E N C E

DATE:   March 29, 1996

TO:   Gwen Stephens  
Zoning Review

FROM:   James Thompson  
Code Enforcement

RE:   Item No. 412  
Skinner Auto Repairs  
12300 Glynowings Drive  
4th Election District

96-416

Please be advised that the above-referenced public hearing is subject to an active citation case, 96-57.

When this hearing is scheduled, please notify the following:

Mr. Trevore T. Kilgore, President  
St. Georges Station Townhouse Association  
668 St. Georges Station Road  
Reisterstown, Maryland 21136

JHT/hek

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
12300 Glynowings Drive, Unit 7R, S/S		
Glynowings Drive at point 25' W and 150'	*	ZONING COMMISSIONER
S Glynowings Drive at intersection of		
Glynock Place (ext.) 80' right of way	*	OF BALTIMORE COUNTY
4th Election District, 3rd Councilmanic		
	*	CASE NO. 96-416-X
Legal Owner(s): A & A Realty		
Contract Purchaser: Tyrone Skinner	*	
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*  
 \_\_\_\_\_  
 CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Sidney Friedman, Esquire, Weinstock, Stevan, Harris, & Friedman, 345 N. Charles Street, Baltimore, MD 21201, attorney for Petitioners.

*Peter Max Zimmerman*  
 \_\_\_\_\_  
 PETER MAX ZIMMERMAN

MICROFILMED

D.R.

D.R. 16

SE

ML-1M SITE  
12300 GLYNOWINGS  
DRIVE

96-416-X

# 412

MICROFILMED

1" = 200'  
ZONING MAP  
NW 15 - I

D.R. 5.5

R. 16

W52.500

E855.000

BONCREST DR.

GLYNOWINGS DR.

GLYNOWINGS DR.

GLYNOWINGS DR.

GLYNOWINGS DR.

WEST

IN RE: PETITION FOR SPECIAL EXCEPTION  
S/S Glynwings Drive, 25' W of  
Glynock Place  
(12300 Glynwings Drive, Unit 7R)  
4th Election District  
3rd Councilmanic District  
A & A Realty  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-416-X

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

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with Glynock Place. The owner of the property has contracted to lease Unit 7R of the subject complex to the Contract Lessee who wishes to operate an automotive repair facility therein. Evidence presented indicated that the proposed facility will serve primarily the industrial uses and related activities in the surrounding industrial area. Due to the location of the property in the M.L.-I.M. zone, a special exception is necessary. Further testimony and evidence demonstrated that with the exception of the gymnastics center located on the site, all of the other automotive service stores operating within the subject complex obtained special exceptions. It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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- 2 -

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- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no damaged or disabled vehicles or automotive parts stored outside of Unit 7R after work hours.
- 3) All service work performed on the premises shall be conducted within Unit 7R and must be in compliance with the terms and conditions of Section 253.2.B.3. of the B.C.Z.R.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

THK:bjs

- 3 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 17, 1996

(410) 887-4386

Sidney Friedman, Esquire  
Weinstock, Stevan, Harris & Friedman  
345 North Charles Street  
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION  
S/S Glynwings Drive, 25' W of Glynock Place  
(12300 Glynwings Drive, Unit 7R)  
4th Election District - 3rd Councilmanic District  
A & A Realty - Petitioner  
Case No. 96-416-X

Dear Mr. Friedman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

THK:bjs

cc: Mr. Nick Angelozzi, Jr., A & A Realty  
67 Gwynn Mill Court, Owings Mills, Md. 21117

Mr. Tyrone Skinner, Skinner Auto Repairs  
12300 Glynwings Drive, Unit 6, Reisterstown, Md. 21136

Mr. Geoffrey Schultz, McKee & Associates, Inc.  
5 Shawan Road, Hunt Valley, Md. 21030

People's Counsel: Copy File

## Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 12300 Glynwings Drive - Unit 7R  
which is presently zoned ML-1M

96-416-X  
This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for use of the unit as a service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:  
Tyrone Skinner  
(Type or Print Name)  
Skinner Auto Repairs  
12300 Glynwings Drive, Unit 6  
Reisterstown, Md 21136  
City State Zipcode

Attorney for Petitioner:  
Sidney Friedman  
(Type or Print Name)  
Weinstock, Stevan, Harris & Friedman  
345 North Charles Street 727-6700  
Baltimore, MD 21201  
City State Zipcode

Legal Owner(s):  
A&A Realty  
c/o Nick Angelozzi, Jr.  
(Type or Print Name)  
Signature: *Nick Angelozzi, Jr.*  
(Type or Print Name)

62 Gwynn Mill Court 363-6650  
Address Phone No  
Owings Mills, MD 21117  
City State Zipcode  
McKee & Associates, Inc. 527-1555  
Name  
5 Shawan Road, Hunt Valley, MD 21030  
Address Phone No

ESTIMATED LENGTH OF HEARING: 1.00  
Hearable for Hearing  
The following dates: Next Two Months  
ALL ☒ OTHER ☐  
RECEIVED BY: *[Signature]* DATE: 4-23-96

## MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

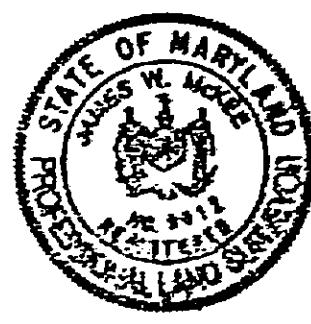
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030  
Telephone: (410) 527-1555  
Facsimile: (410) 527-1563

April 15, 1996

ZONING DESCRIPTION  
UNIT 7R - 12300 GLYNWINGS DRIVE  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning at a point being 25 feet west of and 150 feet south of the south side of Glynwings Drive (70 foot right-of-way) at the intersection of Glynock Place extended (80 foot right-of-way); thence running east 48.17 feet, South 75.00 feet, West 48.17 feet, and North 75 feet to the place of beginning. Containing 3,613 square feet and being known as Unit 7R of the building located at 12300 Glynwings Drive.

file: vpw\in\gcs\95122des



## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 116  
Posted for: Special Exception  
Petitioner: Nick Angelozzi, Jr. & Tyrone Skinner  
Location of property: 12300 Glynwings Drive, Unit 7R, 96  
Location of Sign: Signs on property being posted  
Remarks:  
Posted by: *[Signature]*  
Number of Signs: 1  
Date of return: 5/1/96

## CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/9, 1996

THIS IS TO CERTIFY, that the amended advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9, 1996.

A. J. JENNISON  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 4-23-96 ACCOUNT: R-001-6150  
96-416-X  
AMOUNT: \$ 335.00  
RECEIVED FROM: SKINNER AUTO REPAIRS (Tenant)  
\$ 300.00 - 11.00 EXCESS - 11.00 = \$ 300.00  
FOR: 080 - 5.00 - 1.00 = 35.00  
112-12300-7R  
VALIDATION OR SIGNATURE OF CARRIER



TO: FUTURE PUBLISHING COMPANY  
May 9, 1996 Issue - Jeffersonian

Please forward billing to:

Sidney Friedman, Esq.  
Weinstock, Stevan, Harris & Friedman  
345 N. Charles Street  
Baltimore, MD 21201  
727-6700

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-416-X (Item 412)  
12200 Glyndwings Drive, Unit 7R  
S/S Glyndwings Drive at point 25' W and 150' S Glyndwings Drive at intersection of Glynnock Place (extended) 80' right of way  
4th Election District - 3rd Councilmanic  
Legal Owner(s): A & A Realty  
Contract Purchaser: Tyrone Skinner

Special Exception for use of the unit as a service garage.

HEARING: MONDAY, JUNE 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 3, 1996

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-416-X (Item 412)  
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Special Exception for use of the unit as a service garage.

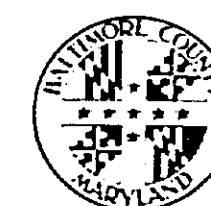
HEARING: MONDAY, JUNE 3, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: A & A Realty  
Tyrone Skinner  
Sidney Friedman, Esq.  
McFee & Associates, Inc.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 28, 1996

Sidney Friedman, Esquire  
Weinstock, Stevan, Harris & Friedman  
345 North Charles Street  
Baltimore, MD 21201

RE: Item No.: 412  
Case No.: 96-416-X  
Petitioner: A & A Realty

Dear Mr. Friedman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 23, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/ce  
Attachment(s)

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on Recycled Paper

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4850

DATE: 04/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: A & A REALTY

Location: S/S GLYNOWINGS DR. AT A POINT 25' W OF AND 150' S OF GLYNOWINGS DR  
AT INTERSECTION OF GLYNOK PL. (EXTENDED) 80' RIGHT-OF-WAY.  
(12200 GLYNOWINGS DR. UNIT 7R)  
Item No.: 412  
Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

#### BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

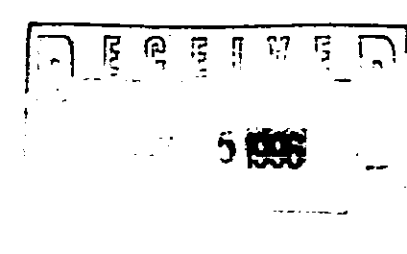
TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: May 4, 1996

DATE: 5-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 410 420  
411 421  
412 422  
413  
414  
415  
416  
417

RBS:sp  
BRUCE2/DEPRM/TXTS8P



#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

DATE: May 2, 1996

The Office of Planning has no comments on the following petition(s):

Item Nos. 410-416 and 418-420 and 421 9W-2

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long  
Division Chief: Gary L. Kenna

PK/JL

ITEM410A/PZONE/2AC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 412 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

#### PETITION PROBLEMS

#410 -- RT  
1. Notary section is incomplete/incorrect.

#412 -- JJS  
1. No title for person signing for legal owner.

#415 -- MJK  
1. Is a violation - should not be filed as "administrative".

#416 -- JLL  
1. No telephone number for legal owner.  
2. No councilmanic district on folder.

#418 -- MJK  
1. No original signatures on petition form.

#419 -- MJK  
1. No original signatures on petition form.

#420 -- JJS  
1. No review information on bottom of petition form.

#422 -- MJK  
1. Need title of person signing for legal owner.  
2. Need authorization for person signing for legal owner.  
3. Need telephone number for legal owner.  
4. Need attorney's signature.

April 30, 1996

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: March 29, 1996

TO: Gwen Stephens  
Zoning Review

FROM: James Thompson  
Code Enforcement

RE: Item No. 412  
Skinner Auto Repairs  
12300 Glynowings Drive  
4th Election District

Please be advised that the above-referenced public hearing is subject to an active citation case, 96-57.

When this hearing is scheduled, please notify the following:

Mr. Trevor T. Kilgore, President  
St. Georges Station Townhouse Association  
668 St. Georges Station Road  
Reisterstown, Maryland 21136

JHT/hck

RE: PETITION FOR SPECIAL EXCEPTION  
12300 Glynowings Drive, Unit 78, S/S  
Glynowings Drive at point 25' W and 150'  
S Glynowings Drive at intersection of  
Glynowings Place (ext.) 80' right of way  
4th Election District, 3rd Councilmanic  
Legal Owner(s): A & A Realty  
Contract Purchaser: Tyrone Skinner  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-416-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

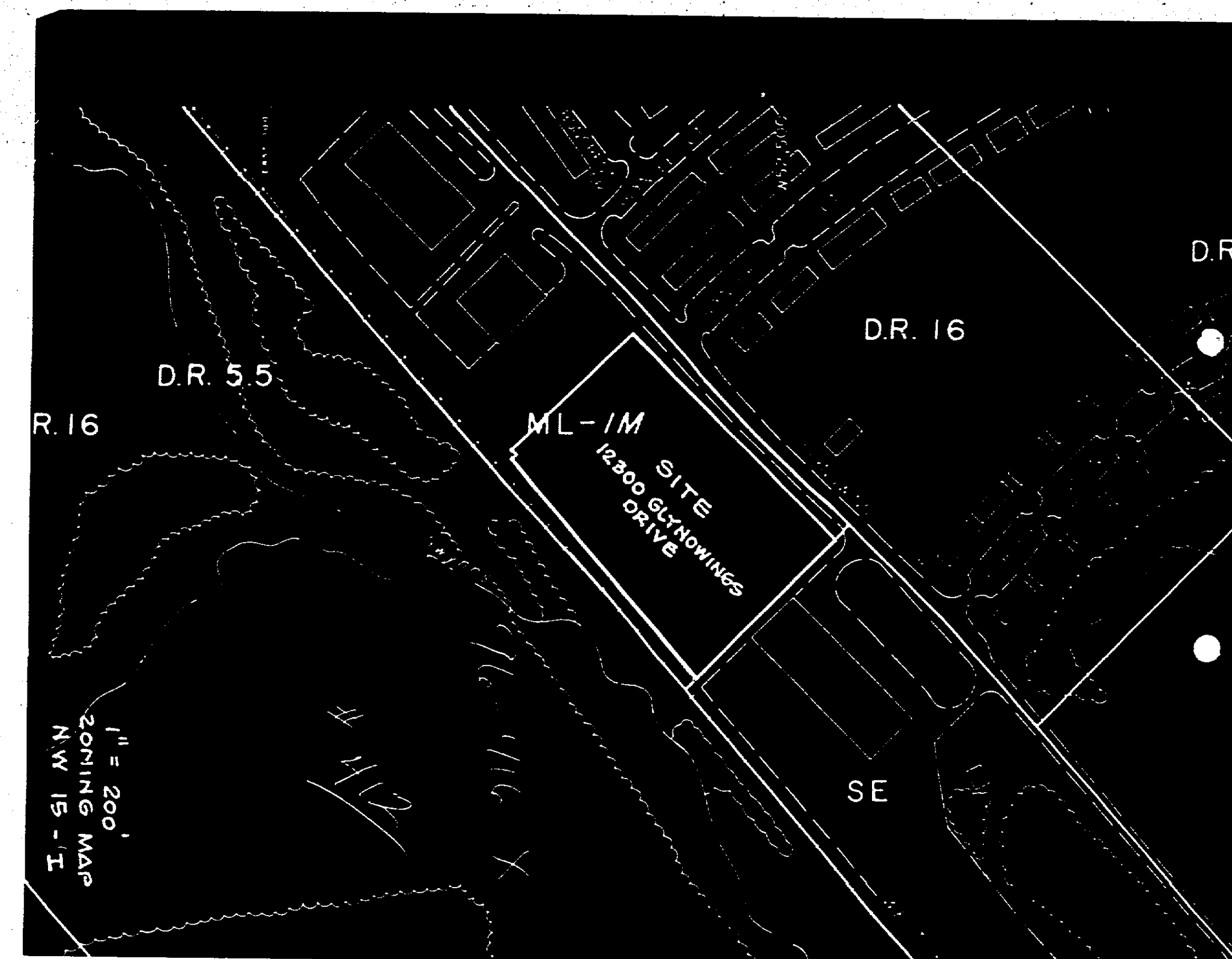
*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carol S. Demilio*  
CAROL S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

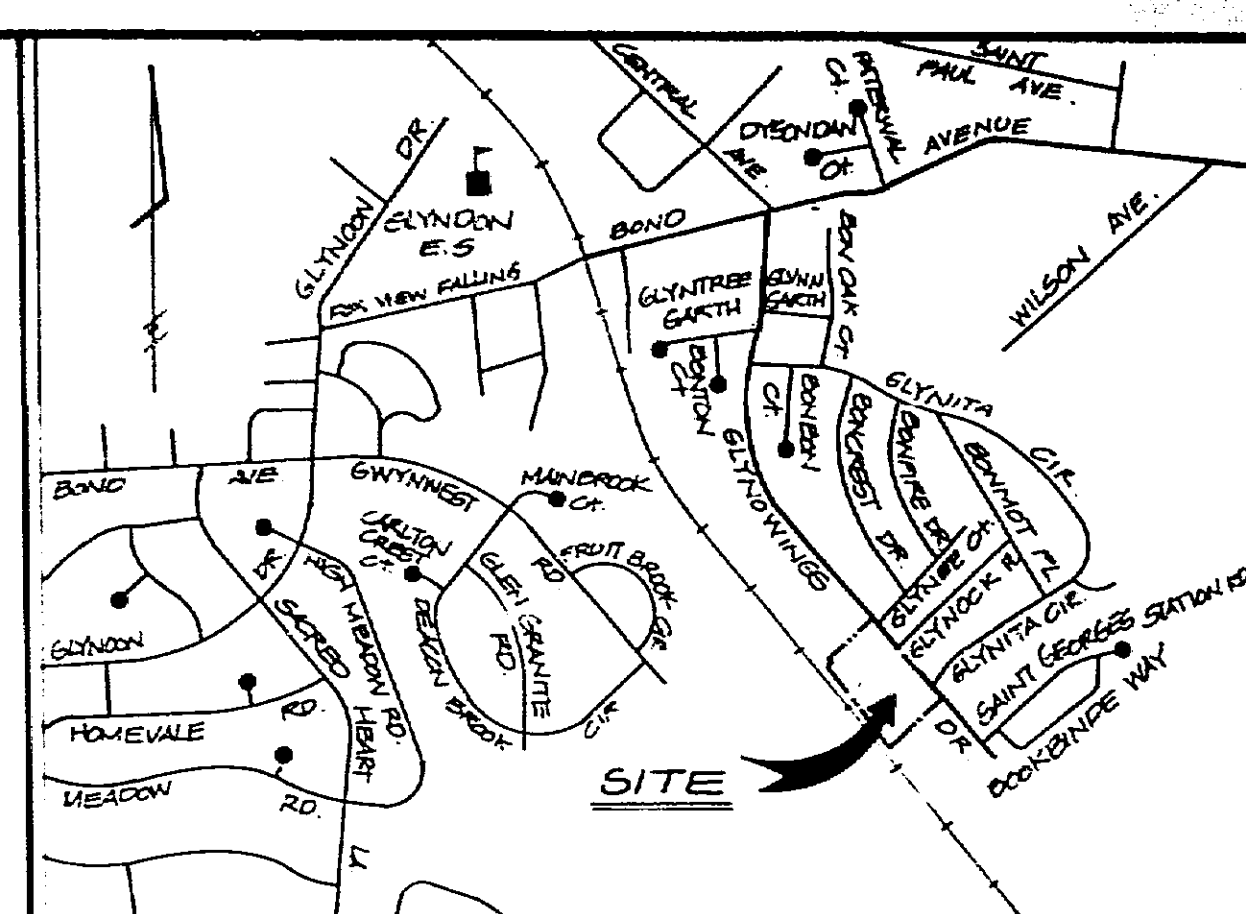
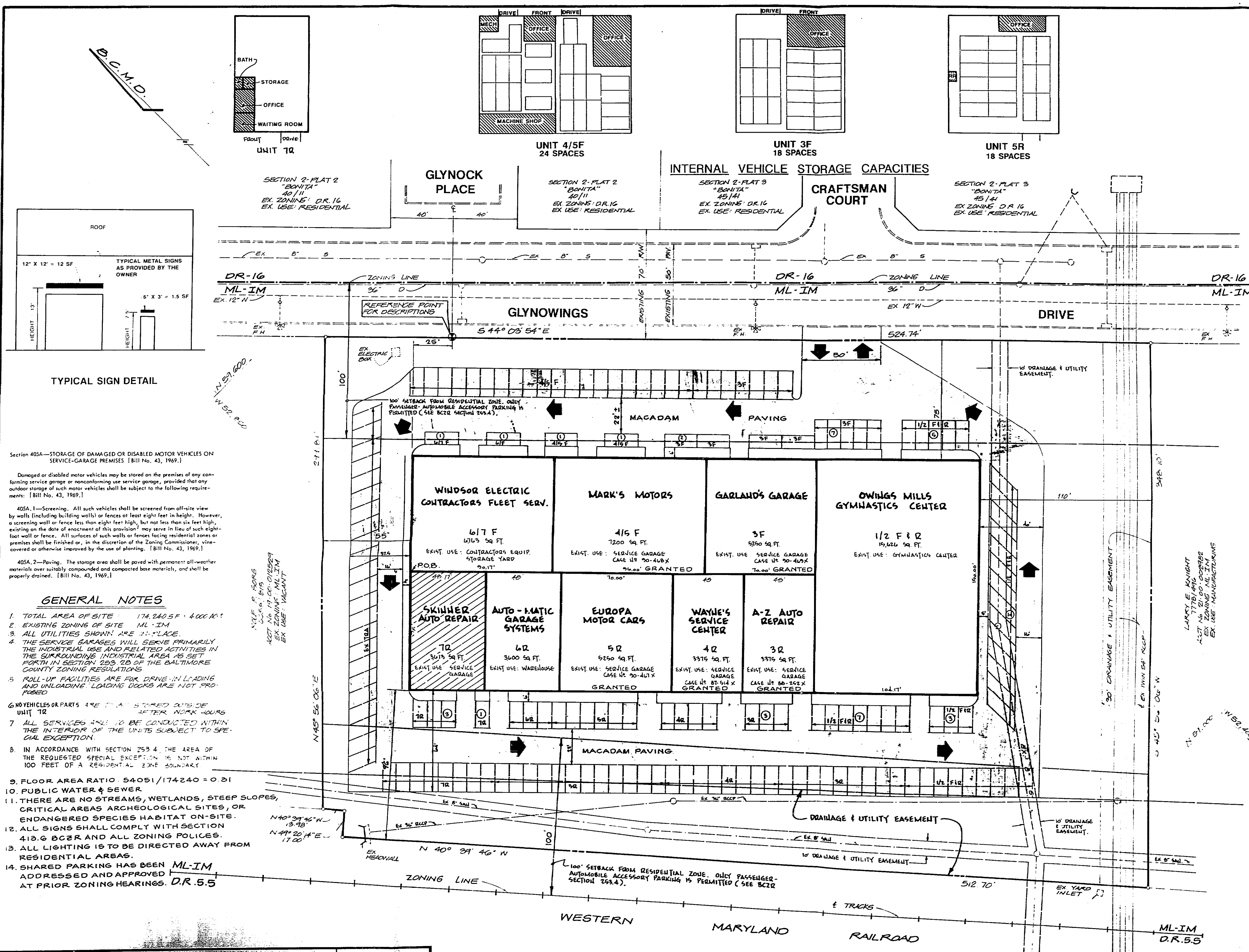
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Sidney Friedman, Esquire, Weinstock, Stevan, Harris, & Friedman, 345 N. Charles Street, Baltimore, MD 21201, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN







VICINITY MAP  
SCALE: 1"=100'

**PARKING BREAKDOWN**

UNIT	AREA	USE	REQ. PARKING	PROV. PARKING
1/2 F12	15,120 SF	GYMNASIUM CENTER	112 SEATS x 25	90
3F	5,550 -	SERVICE GARAGE	33/1000 SF x 10	10
4 1/2 F	7,200 -	SERVICE GARAGE	33/1000 SF x 24	24
WTF	1,765 -	GATE EQUIP. & STORAGE	1/EMPLOYEE x 2	2
2F	3,375 -	SERVICE GARAGE	33/1000 SF x 12	12
4F	3,375 -	"	"	12
5F	5,550 -	SERVICE GARAGE	33/1000 SF x 10	10
12	3,000 -	WAREHOUSE	1/EMPLOYEE x 3	3
12	3,015 -	SERVICE GARAGE	33/1000 SF x 12	12
TOTALS:				159
				160 SPACES

NOTE: PARKING PROVIDED DOES NOT INCLUDE INTERNAL VEHICLE STORAGE CAPACITIES

**ZONING REQUESTS**

REQUESTING A SPECIAL EXCEPTION TO ALLOW A SERVICE GARAGE USE FOR UNIT 12. SEE SECTION 253.02 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

96-416-X  
412

PLAT TO ACCOMPANY  
SPECIAL EXCEPTION PETITION  
UNIT 12

#12300 GLYNOWINGS DRIVE

4TH ELECTION DISTRICT  
SCALE: 1"=20'

BALTIMORE CO., MD.  
DECEMBER 26, 1995

LOT 5  
RESUBDIVISION OF  
ST. GEORGE'S INDUSTRIAL PARK  
E.H.K. 11/25/1990

OWNER & DEVELOPER

A & A REALTY INC.  
410 ANGLEWOOD BLVD., INC.  
62 GANNING MILL CT.  
OWINGS MILLS, MD. 21117  
263-6650

DEED REFERENCE: 6163/844  
PROPERTY ACCOUNT No. 10-02-04131

**McKEE & ASSOCIATES, INC.**

Engineering - Surveying - Real Estate Development  
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030  
(301) 527-1555

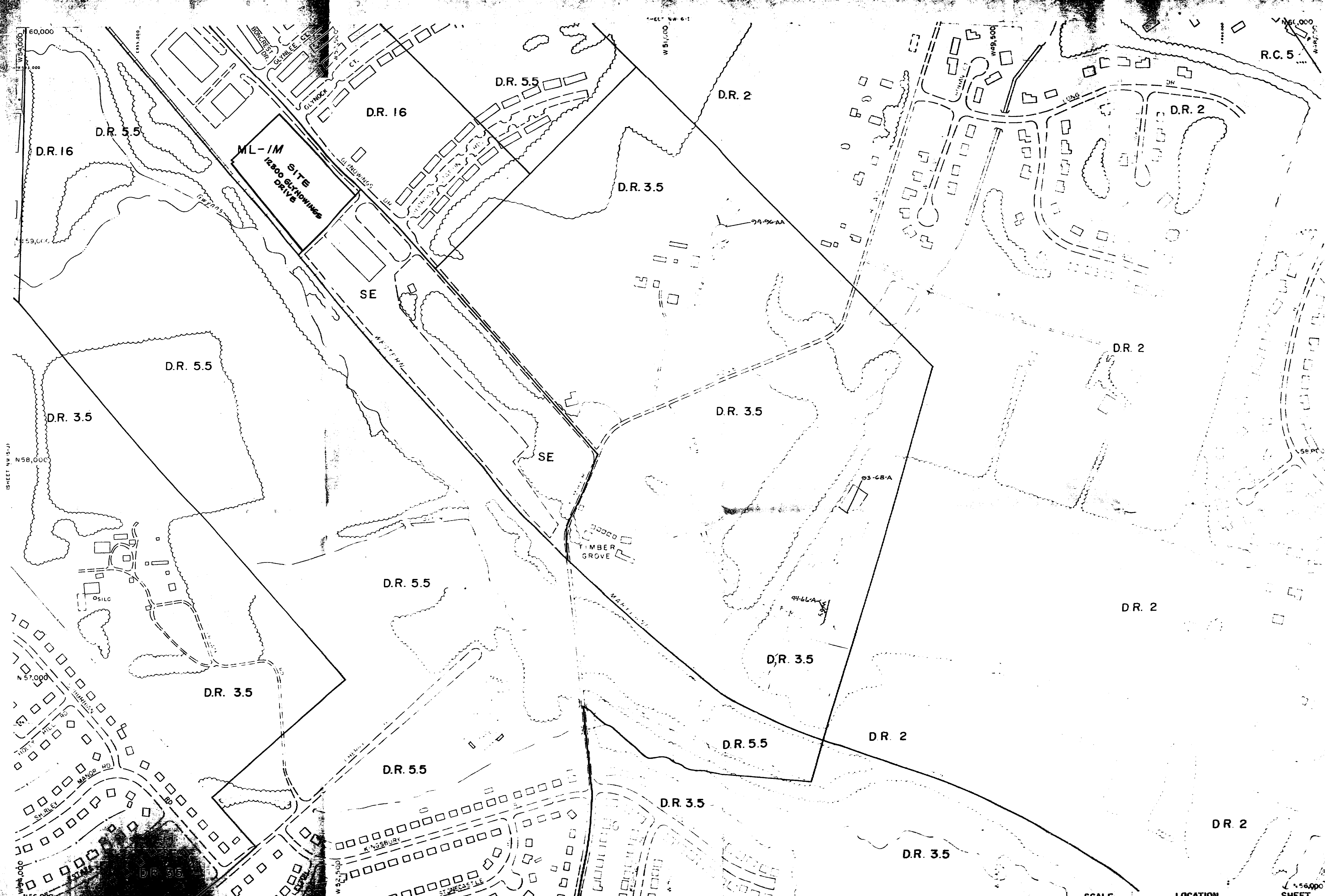


Computed by: J.S.  
Drawn by: J.S.K.  
Checked by: G.C.S.  
Job Number: 70-04

James W. McKee Date: 4/15/96  
Maryland Registration No. 90121

DATE	REVISIONS





T - NW  
W - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William A. Howard*  
Chairman, County Council

SCALE 1" = 200'	LOCATION TIMBER GROVE	SHEET NW 15-1
DATE OF PHOTOGRAPH JANUARY 1986		

96-416-X

#  
412